

# Somerville Historic Preservation Commission

## Minutes

**Tuesday, February 20, 2007**

City Hall

3<sup>rd</sup> Floor Conference Room

6:30 p.m.

**Staff Present:** Kristi Chase, Brandon Wilson, Katherine Montgomery.

**Members Present:** Dick Bauer, Michael Payne, Cheryl Vanderbilt, Susan Fontano\*, Abby Freedman \*, Jeff Meese\*, Derick Snare\*.

**Members Absent:** John Bunzick, Stephen Glines, Barbara Mangum, DJ Chagnon\*, David Guss\*, Susan Rabinowitz\*, Brad Stearns\*.

Meeting was called to order at 6:45 pm.

### **Deliberation of HPC Cases**

No cases of alterations to LHD properties this month

### **Demolition Reviews**

#### **HPC 06.16 D – 55-61 Clyde Street (MaxPac Site) - Update**

Applicants: Leslie Donovan, Preservation Consultant; Matt O'Neill, Director of Development, KSS Realty Trust

<b>Received</b>	<b>Determined Significant</b>	<b>Preferably Preserved</b>	<b>9 Months</b>
03/14/06	03/21/06	04/18/06	01/18/07

*The MOA has been signed by all parties. The next step is to record the MOA with the Registry of Deeds and distribute the other copies of the MOA to KSS, City Clerk and the HPC file.*

#### **HPC #06.27 D– 46 Pearl Street – 1871 Ezra Conant House**

Applicant: John Mahoney, Developer

<b>Received</b>	<b>Determined Significant</b>	<b>Preferably Preserved</b>	<b>9 Months</b>
04/20/06	09/16/03	05/16/06	02/16/07

*Mr. Mahoney attended the SHPC's Public Hearing on 2/6/07 re: LHD Expansion Project, and reports that he now has better understanding of his property's historic value, and he plans to rebuild house as a two-family and to construct a second brick building in rear of lot that complements its Florence Street neighbors.*

**HPC 05.57 D– 280 Broadway – Elbridge Davis Carriage House**

Applicant: Fred Camerato, Developer

<b>Received</b>	<b>Determined Significant</b>	<b>Preferably Preserved</b>	<b>9 Months</b>
10/21/05	09/15/05	03/21/06	12/21/06

Demolition Reviews by Staff determined to be “not significant” since last HPC Meeting in January:

**HPC 07.04 D – 281 Broadway – vinyl-clad wood garage circa 1960**

Applicant: Aquino Construction

<b>Received</b>	<b>Determined Not Significant</b>
<b>02/05/07</b>	<b>02/12/07</b>

**Certificates of Non-Applicability Issued by the Staff**

**HPC: 07.03 – 1 Westwood Road – Somerville Museum** 01/29/07

Applicant: Michael Curtis, Contractor

1. Repair in-kind and repaint all windows, front door and columns as needed.

**HPC: 07.05 – 367 Somerville Avenue** 02/09/07

Applicant: Madeleine Masters, Condo Owner

1. Repair and replace wood replacement window.

**Section 106 Reviews by the Staff**

**HPC 05.33 – 405 Alewife Brook Parkway (former Conwell School Site)** 01/22/07

Applicant: Adam Chu attorney for the Visiting Nurse Association

1. Review final plans for site per request of MHC.

*Preliminary Plans were reviewed on July 19, 2005 and September 20, 2005 by the SHPC and found to have “no adverse effect” on either the Alewife Brook Parkway or the Pumping Station. Some non-binding recommendations were made regarding the materials and style of the building by the Commission and incorporated into the final design resulting in a more articulated façade with a wider range of materials. While modern materials are used, the mansard with a decorative shingle pattern, cornices, dormers, and columns reference the 19<sup>th</sup> century construction of much of the City. The plans are available for review at the HPC Office.*

**Other Business - Project Updates**

**LHD Expansion Project: De-briefing from Public Hearing & Discussion of Final Report Recommendations**

*All who had attended the Public Hearing on 2/6/07 thought that it went well. No one spoke against their building being designated although there were a few in the room who were not for it. All who spoke had a positive message to share about the value to themselves and to the Community.*

*The Commission found that a handful of Owners had not responded to any of the correspondence from the Commission despite numerous communications. It was decided that if they chose not to respond, they did not care whether their properties were designated as Local Historic Districts. The Commission could in good conscience go forward with those properties.*

*A final review of the properties recommended by the Consultants resulted in the removal of two properties. The first property is 36 Marshall Street that had a porch that was not original to the building and might be reviewed at another time after more discussion. Michael Payne made the motion, seconded by Susan Fontano to not go forward with the designation process at this time. Vote was 6-0-1 (Dick Bauer abstaining).*

*The second building was 66 Bromfield Street. The Commission noted that Bromfield Street as a whole should be designated as a LHD. Jeff Meese thought the Street could be as imposing as Westwood Road for the variety of Shingle/Colonial Revivals. Funds should be found for the survey and designation of a larger group than just the single building. Dick Bauer made a motion, seconded by Susan Fontano to not go forward with designation at this time. Vote was 6-1 with Michael Payne against.*

*At the request of the owners and the MHC, 70 Pearl Street was reconsidered for LHD status. New information regarding importance of the builder, Alonzo Bowers, in the development of East Somerville, put the structure in a greater context than when it was originally reviewed. Dick Bauer made the motion that 70 Pearl Street be reconsidered for inclusion in the Final Report and Recommendations as a LHD, seconded by Susan Fontano. Vote was 6-1 with Michael Payne against.*

*Churches were also reconsidered. Due to the role of houses of worship in the community, it was stated that the pastors and other caretakers had a greater responsibility than to just their immediate congregations and communities but to the City as a whole. No church buildings were removed from the list of proposed Local Historic Districts.*

**Meeting Adjourned at 9:30 pm.**

**Schedule of remaining regular SHPC meetings for 2007:** Held on the third Tuesday of every month: Please mark your calendars now for March 20, April 17, May 15, June 19, July 17, August 14, September 18, October 16, November 20, and December 18.